

KACA Board Meeting
Conference Call
Wednesday October 4, 2017- **10:00AM**
Final Meeting Minutes

Attending - George, MJ, Gayle, Tom, Richard, Deidra

Call to order – **Richard Beck 10:00am**

Property Manager's Report / Harvey Recovery Update - Gayle Connolly

a. Crew Status

Gayle fired a secondary crew working for Roadrunner this week, due to theft, bad language, bad behavior. Roadrunner said they would be gone by end of week. Gayle was concerned about possible repercussions. Board was unanimous that they should be gone today, not the end of the week. Requested Gayle inform Roadrunner. Behavior unacceptable. Board not concerned about hurt feelings of any staff members. We have an obligation to our owners.

Richard asked for a motion that we vote on removal of this crew today, George made the motion and MJ seconded it.

b. Roger's Duties during rebuild

- Listing tools & equipment missing from storage shed
- Researching sheds to purchase or lease
- Remove damaged light posts on property
- Sprinkler Issues, Grounds Issues
- Board agreed to have Roger look for options for trailer parking

c. Pool Update

Power set up, running enough to protect it and maintain

d. Trash Collection

No trash collection issues,

e. Update to email report

3 or 4 owners who have not given permission for demo , keeping water & power and lawn for now. Debris removal is being handled by Bobby. Last concern is debris in the canals. Tom suggested we should have FEMA handle any further debris removal if possible.

Crossroads Update - Dale / Deidra

Crossroads done w/ their interior scope report through unit 9. She expects to be done onsite by the end of this week. Then will return to office to complete the report, this will take some time. Roadrunner to bring in an engineer that isn't getting fed by the ins co. An unbiased party will help avoid loss of time.

Discussions in progress regarding appliances, storage and evaluating vs. replacement of all.

Time - Lines:

Richard asked for an estimate of time the condos will be out of service 12- 18 months. Full time residents might get in sooner, Those that rent their unit should plan on 18 months. Plan is to stagger owners coming back.

They expect it to take 6 - 8 more wks to get the full scope of the report finished.

She has suggested they start consider an engineer to review the erosion. Deidra is taking pictures because they plan to address erosion through flood.

Roadrunner Update - Bobby Daniel

Spoke w/ Rick, Bobby's brother, owner of Roadrunner. Expect to have about 60 days of triage demo left. There will be more demo once we start on individual owners. AC ductwork is expected to be removed, want to be cautious and wait for Ins to agree on replacement. Discussed which bldgs had severe structural damage. Richard asked if there was evidence of tornado damage, Rick suspects several microbursts appear to have contributed to the damage. This causes severe racking on the lower edge of the building. Rick is working on worst case if policy supports it, not sure what the ins company decision will be.

Siding materials & paint colors, Board needs to start these discussion. Several months away. If we get approval for residing the timeline will be longer. Colors need to be dealt with soon.

Financials - Tom Geren Reviewed bank balances, Deidra to f/u today from the adjuster on the \$500k advance.

Communication Efforts - Mary Jo Lyons

Richard proposed we work on the paint next week & Covington feedback. Owner's meeting will need to be moved up to vote on this. Bob Barber might have details. Paint did not perform well. Roadrunner recommended Sherwin Williams or PPG brands. We need commercial grade this time. Highest promar grade. They will provide samples and put it up on a building to allow inspection.

MJ gave update on owner survey results, requested board review outstanding minutes. Keeping track of owner feedback to provide to board & Gayle.

New Business

Board - Q & A

Adjourn

Submitted - Mary Jo Lyons, KACA Board Secretary
Approved - Richard Beck, President 10/18/17